

OFFICE/RETAIL BUILDING FOR SALE



# PERRY BUILDING

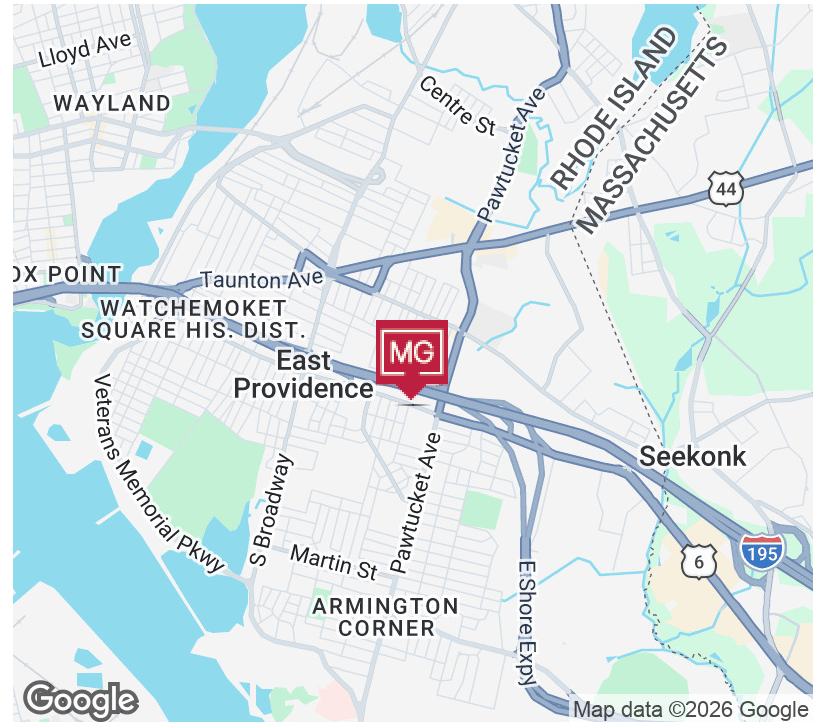
585 Warren Avenue, East Providence, RI 02914

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# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

Exceptional multi-tenant commercial investment opportunity in East Providence. Situated on a ±0.79-acre corner parcel with frontage and access from three streets, the property is improved with a ±9,600 SF two-story retail and office building.

The first floor features retail storefronts, while the second floor offers flexible office space. Additional features include a ground-level garage, a detached three-bay carriage building with 18-foot ceilings, and a separate two-car garage.

Zoned C-3 Commercial with a portion of the property zoned residential, the site offers flexibility for retail, office, mixed-use, residential conversion, or owner-occupant use. The oversized parcel provides ample on-site parking and future redevelopment potential.

## PROPERTY HIGHLIGHTS

- ±9,600 SF two-story commercial building
- ±0.79-acre (34,000+ SF) parcel with potential to sub-divide
- Retail storefront opportunity w/ 2nd floor office suites
- Ground-level garage and storage space
- Detached 3-car carriage building with 18' ceilings

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## LOCATION DESCRIPTION

585 Warren Avenue presents a highly visible commercial opportunity in East Providence, Rhode Island, just minutes from Interstate 195 and Downtown Providence. The property's location provides direct access to key population centers throughout Rhode Island and Southeastern Massachusetts, supporting a broad customer and workforce base.

The Perry Building at 585 Warren Avenue benefits from strong daily traffic counts and exposure within a well-established retail and service-oriented trade area. Nearby residential neighborhoods, commercial businesses, and ongoing redevelopment activity contribute to a dynamic and growing market environment.

The corner location, multiple points of ingress and egress, and prominent frontage create strong functionality for a variety of retail, office, service, and mixed-use applications. Its combination of accessibility, visibility, and market positioning makes this property a compelling opportunity for investors, developers, and owner-users alike.

## OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	9,600 SF
Lot Size:	34,582 SF

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# ADDITIONAL PHOTOS



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# AREA MAP



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